



The Coach House, The Elms
Holt, Trowbridge, Wiltshire, BA14 6RP

Charming and distinctive period coach house with an impressive layout, tucked away from the main road and enjoying delightful communal gardens. Ideally located close to village amenities, including a shop with post office, primary school, church, two pubs, a cafe, and The Courts National Trust gardens. This property offers an exceptional opportunity as a first-time purchase, buy-to-let investment, or downsizing option - not to be missed.



One Bedroom
Sitting Room
Kitchen
Utility Room
Bathroom
Communal Garden
Gas Central Heating
Double Glazing
No Onward Chain

£187,500



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed window to side, radiator, tiled floor.

Kitchen 3.23m (10' 7") x 1.91m (6' 3")

UPVC double glazed window to side with shutters, fitted with a matching range of base units with worktop space over and shelving above, 1 1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, fitted electric oven and four ring electric gas hob with extractor hood over, integrated fridge.

Sitting Room 3.95m (13') x 3.89m (12' 9")

UPVC double glazed window to front with shutters, cupboard housing wall mounted gas combination boiler, leather sofa, radiator.

Hallway

Radiator, door to rear.

Utility Room

UPVC double glazed window to front with shutters, double glazed skylight, base cupboards with worktops over, space for fridge/freezer, washing machine, radiator.

Bathroom

Three piece suite comprising bath with fitted electric shower over, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, double glazed skylight.

Bedroom 4.18m (13' 9") x 2.74m (9')

UPVC double glazed window to rear with shutters, double glazed skylights, wardrobe, radiator, door to rear.

EXTERNALLY

The communal gardens are mainly laid to lawn with a variety of mixed plants and shrubs, shed, ornamental pond and patio.

Council Tax:

Band A - £1,619.34 (April 2026 - March 2027 financial year).

Tenure:

Leasehold
(999 year lease from 1st Jan 2006).

Ground Rent:

£25 Per Annum.

Service Charge:

£530.00 Per Annum.

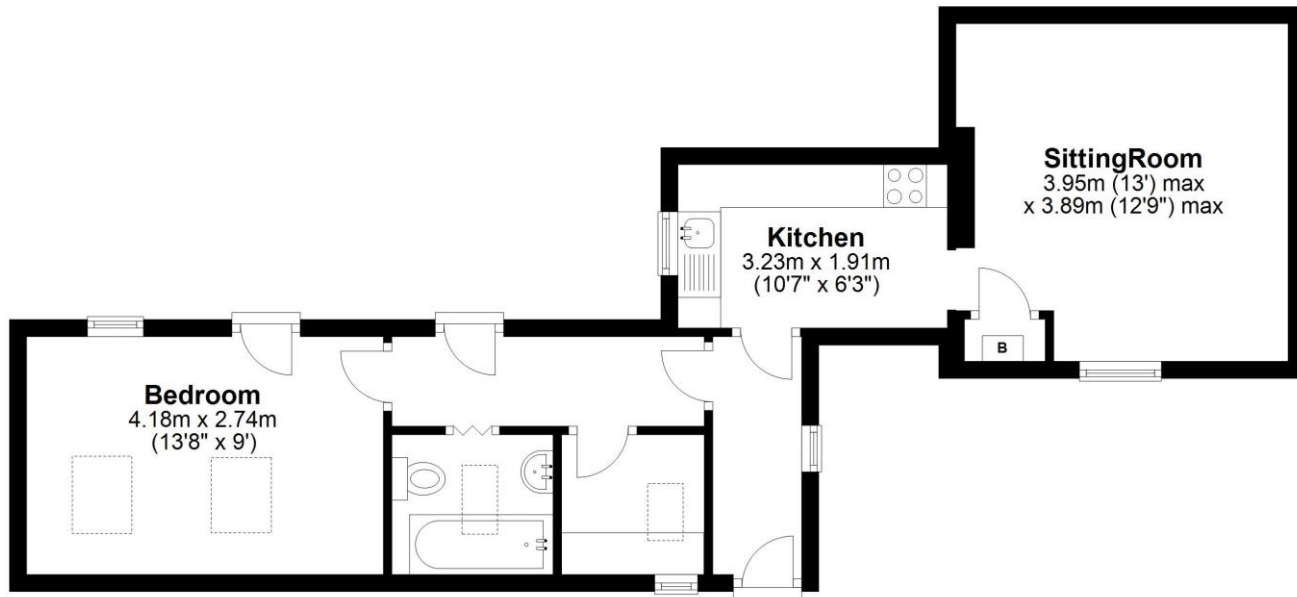
Viewing:

Strictly by appointment through the Agent Kingstons.



Ground Floor

Approx. 47.0 sq. metres (505.7 sq. feet)



Total area: approx. 47.0 sq. metres (505.7 sq. feet)

This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.
Plan produced using PlanUp.

What3words: ///sport.chess.drives

Directions: Leave Bradford on Avon via the B3107 Holt Road. Upon reaching the village of Holt, continue past The Green and take the left hand turn onto The Midlands, just before the shop. Follow the road around to the right and The Elms will be found on the right. The Coach House is at the front of the building with its own door onto The Midlands.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

